

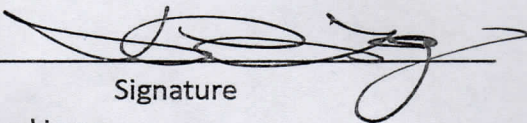
MANAGEMENT CERTIFICATE

The following information is provided in compliance with Texas Senate Bill 1919, effective September 01, 2009 pertaining to requirements for recording a property owners' association management certificate.

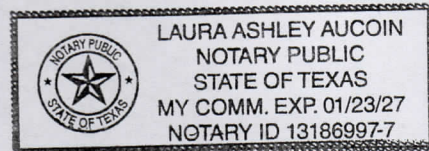
Name of Subdivision	2920 West
Name and Address of Association	2920 West Maintenance Association P O Box 544, Tomball, TX 77377-0544
Recording Date for the Subdivision	Harris County, TX February 25, 1994 Film code 200-58-2327 Incorporated April 03, 1992
2920 West Maintenance Association – President	J. Paul Long P O Box 544, Tomball, TX 77377-0544

Submitted for public record this 12 day of JUNE, 2023.


Sincerely,


Signature

J. Paul Long
2920 West Maintenance Association – President



Before me 12 day of June, 2023 has affixed his/her signature to the foregoing instrument.


Notary Public in and for the State of Texas

SENATE BILL 1919 - EFFECTIVE 9/1/09

(Management Certificates)

AN ACT

relating to the requirements for recording a property owners' association management certificate.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. Section 209.004, Property Code, is amended by amending Subsections (a) and (c) and adding Subsections (d), (e), and (f) to read as follows:

(a) A property owners' association shall record in each county in which any portion of the residential subdivision is located a management certificate, signed and acknowledged by an officer or the managing agent of the association, stating:

- (1) the name of the subdivision;
- (2) the name of the association;
- (3) the recording data for the subdivision;
- (4) the recording data for the declaration;
- (5) the name and mailing address of the association;

(6) ~~or~~ the name and mailing address of the person managing the association or the association's designated representative; and

(7) ~~(6)~~ other information the association considers appropriate.

(c) Except as provided under Subsections (d) and (e), the ~~[The]~~ property owners' association and its officers, directors, employees, and agents are not subject to liability to any person for a delay in recording or failure to record a management certificate, unless the delay or failure is wilful or caused by gross negligence.

(d) If a property owners' association fails to record a management certificate or an amended management certificate under this section, the purchaser, lender, or title insurance company or its agent in a transaction involving property in the property owners' association is not liable to the property owners' association for:

- (1) any amount due to the association on the date of a transfer to a bona fide purchaser; and
- (2) any debt to or claim of the association that accrued before the date of a transfer to a bona fide

purchaser.

(e) A lien of a property owners' association that fails to file a management certificate or an amended management certificate under this section to secure an amount due on the effective date of a transfer to a bona fide purchaser is enforceable only for an amount incurred after the effective date of sale.

(f) For purposes of this section, "bona fide purchaser" means:

(1) a person who pays valuable consideration without notice of outstanding rights of others and acts in good faith; or

(2) a third-party lender who acquires a security interest in the property under a deed of trust.

SECTION 2. The change in law made by this Act applies only to a transfer of an interest to a bona fide purchaser on or after the effective date of this Act. A transfer of an interest to a bona fide purchaser before the effective date of this Act is covered by the law in effect when the transaction occurred, and the former law is continued in effect for that purpose.

SECTION 3. A property owners' association that exists on September 1, 2009, shall file the information required by the changes in law made by this Act not later than May 1, 2010.

SECTION 4. This Act takes effect September 1, 2009.